

**APRIL 29, 2010**  
**MINUTES FOR THE BOARD OF EQUALIZATION**  
**PUBLIC HEARING**

**Call to Order:** 12:00 AM meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; Ida Light, BOE Member; and George N. Slater, BOE Member. Patricia A. McSweeney and Tristan Golas, Office of Reassessment, were available for questions and technical assistance.

**First Appointment:** 11:55 AM Anne D. Butler **6956-65-3881-000 & 6956-55-8899-000**. The County stated that they wanted us to remove the homesite on her vacant piece, since she was merging both properties. The resultant PIN will have 1 homesite at \$100,000 and 8.71 residual acres at \$12,000 an acre. The value on the buildings does not change.

**George N. Slater recused for next appointment:**

**Second Appointment:** 12:30 PM Joy Lee Powell Gebhard and her daughter **6054-85-0842-000 & 6054-75-9895-000**. Mrs. Powell stated that she felt that the home and land had been severely damaged by the work VDOT did (without permission) for the traffic calming on this property. They entered the property and cut down several bushes and trees with large equipment. This work caused the foundation of her main house (**6054-75-9895**) to crack. Also the road and sidewalk work now funnels any run off into her property; the back of both lots are wet and even have standing water after some storms. She provided numerous photos documenting the changes to her property.

**Ida Light leaves for the day**

**Third Appointment:** 1:00 PM Linda Joy Carrey (phone in) **7814-44-1553-000**. She stated that the land assessment was higher than 2006 and she couldn't understand why. The first dwelling (588 sq. ft.) collapsed and they demolished the rest of it, leaving only the chimney. The BOE will then remove the second homesite and add the one acre back into the open acreage.

**Fourth Appointment:** 1:25 PM Trenis Inc., William Russell representative, **7922-71-1819-000**. He stated that he felt the value was too high as this parcel does not perk even for an alternative system (provided letter from M & M Soil Consultants). Also they have valued this as one acre and there has not been a survey recorded stating that. The card shows 0 for acreage; therefore it should be assessed a lot value, not by the square footage.

**The next scheduled Appointment is a no show:**

**Fifth Appointment:** 2:55 PM VCA LLC Dave Cordingly, agent & Frank Schrimlock, lender, **6888-50-4476-000 & 6888-41-5000-000**. They stated that this proposed subdivision had never been recorded since the market plummeted as they were preparing to do so. In the mean time, the existing power line easement has enlarged and the huge towers are already going up. Aside from the visual impact upon the sale of subdivision lots, they now have to redesign the whole proposed subdivision and go through all the approval steps again, which is an Economic Factor. Also there is very limited access to this land as the adjoining proposed subdivision with its adjoining proposed thru road to this property, has not been built. The other possible access to this property would be to design and get approved, a flyover the railroad tracks on the northwest side of these parcels. The smaller parcel **6888-50-4476** has a correct base land value, but the larger one **6888-41-5000** has a higher density value per acre, although they are both zoned R1 and the possible future use should not affect this value.

**Sixth Appointment:** 3:25 PM Bob Duggar **7000-65-7448-000 & 7000-75-6700-000**. He stated that he felt the value was too high as it had always been one parcel of 57.46 acres. This had given it a lower per acre price since it was a larger piece of land and now the parcel on the east side of the road is under 20 acres so the County has put a homesite on it and it is too small to qualify for landuse under the timber requirements. This division occurred because within the last 4 years he asked the County to do a density study and the County split it because of the road through the land. He cannot put it back in one piece according to Community Development's guidelines.

**Seventh Appointment:** 3:55 PM Cynthia Gangler **7011-57-6071-000**. She stated that the total County assessed value on this was way above what she has it on the market for and what land this far off of a state road in this area would bring. This is in the Bull Run Mountain area with a long R/W from the gravel state road. There are many other parcels served by this R/W but this was done in the days before road maintenance agreements.

**Eighth Appointment:** 4:15 PM Carl Welch **6896-22-9835-000**. He stated that this parcel has blackjack soil and very difficult to find a perk site. The dwelling was built in the days when that did not make such a difference but if you wished to update it or split it there would be problems. Since he has been in the drainfield business for 50 odd years the BOE felt he was knowledgeable about this and even gave us an insiders' look at the alternate systems. As he had 2 other properties in the same area where he did not question the new assessed value, this added extra weight to his argument.

**Ninth Appointment:** 4:32 PM Margaret Creacey **6888-22-2793-000**. She stated that her house had errors in the drawing of the floor plan. The front porch does not extend to the end of the building and is only 4' x 12' and the 168 sq. ft. patio on the side does not exist. She brought photos of this for the BOE.

**Tenth Appointment:** 4:45 PM John Mazurkiewicz **7925-15-3035-000**. He stated that the 2 recent sales in this subdivision were \$295,000 & \$300,000 or approximately 80% of what we have these small lots with nice houses assessed at.

**Eleventh Appointment:** 5:00 PM Shana Axelberd (rescheduled from April 8<sup>th</sup> & phone in) **6985-30-5317-027**. She stated that the Cedars of Warrenton Condominiums were selling now for about \$120,000 a unit or 75% of the 2010 assessed value.

**Motion is Made to Adjourn:** Meeting adjourned at 5:30PM

Submitted by: Madeline A. Simmons, Secretary, May 5, 2010

Approved May 13, 2010 by John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; and George N. Slater, BOE Member